

Prepared by and return to:
 Robert S. Burns, Attorney
 Tennessee Valley Authority
 1101 Market Street, Edney Building 4A
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STATE OF MISSISSIPPI
 TVA Tract No. FRM-239

MAY 21 9 29 AM '98

BK 333 PG 589
 W.E. SAMPSON, CLK.

GRANT OF ADDITIONAL EASEMENT RIGHTS WITHIN AN EXISTING EASEMENT AND RIGHT-OF-WAY

FOR AND IN CONSIDERATION of the sum of ONE THOUSAND ONE HUNDRED AND NO/100 DOLLARS (\$1,100.00), cash in hand paid, receipt whereof is hereby acknowledged, I, the undersigned,

LOLA R. LAUGHTER, an unmarried widow,

have this day bargained and sold, and by these presents do hereby grant, bargain, sell, transfer, and convey unto the UNITED STATES OF AMERICA a permanent easement and right-of-way for the following purposes, namely: the perpetual right to enter and to erect, maintain, repair, rebuild, operate, and patrol one line of poles or transmission line structures with sufficient wires and cables for two electric power circuits and communication circuits, including the existing Entergy Mississippi, Inc., circuits, and all necessary appurtenances, in, on, over, and across said right-of-way, together with the right to clear said right-of-way and keep the same clear of brush, trees, buildings, and fire hazards, the right after the date of execution of this agreement to destroy or otherwise dispose of trees and brush within said right-of-way, and to remove danger trees, if any, located beyond the limits of said right of way (danger trees being any trees located beyond the limits of said right-of-way which in falling could come within 5 feet of any transmission line structure or conductor), all over, upon, across, and under the land described in "Exhibit A," attached hereto and incorporated herein by reference.

Said easement rights are conveyed subject to an easement and right-of-way owned by Entergy Mississippi, Inc. (formerly known as Mississippi Power & Light Company), with respect to all of said right-of-way and danger trees, by virtue of a warranty deed from Northcentral Mississippi Electric Power Association to Mississippi Power & Light Company dated December 30, 1960, of record in Deed Book 49, page 11, and grant to Northcentral Mississippi Electric Power Association of record Deed Book 37, page 397, both in the office of the Chancery Court Clerk of DeSoto County, Mississippi, and Grantee's right under an agreement with Entergy Mississippi, Inc., dated March 1, 1998.

Tract FRM-239 is a part of the property acquired by James E. Laughter and wife, Lola R. Laughter, by deed of record in Deed Book 54, Page 624, in the office of the Chancery Court Clerk of DeSoto County, Mississippi. The said James E. Laughter died on March 3, 1995, leaving the said Lola R. Laughter as surviving tenant by the entirety. Lola R. Laughter covenants that she has not remarried.

TO HAVE AND TO HOLD the said easement and right-of-way to the UNITED STATES OF AMERICA and its assigns forever.

I covenant with the said UNITED STATES OF AMERICA that I am lawfully seized and possessed of said real estate, have a good and lawful right to convey the easement rights hereinabove described, that said property is free of all encumbrances, except existing easement rights, and that I will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

I agree that the payment of the purchase price above stated is accepted by me as full compensation for all damage caused by the exercise of any of the rights above described; except that the UNITED STATES OF AMERICA shall remain liable for any damage to growing crops and any direct physical damage caused to the property of the undersigned by its construction forces or by the construction forces of its agents and employees in the erection and maintenance of or in exercising a right of ingress and egress to said line.

I, for myself, my heirs, personal representatives, successors, and assigns, covenant with the UNITED STATES OF AMERICA that no buildings or fire hazards will be erected or maintained within the limits of the right-of-way, and agree that this shall be a real covenant which shall attach to and run with the land affected by the easement rights and shall be binding upon everyone who may hereafter come into ownership of said land, whether by purchase, devise, descent, or succession.

IN WITNESS WHEREOF, I have hereunto subscribed my name this 20th day of MAY, 1998.

Charles E. Shirey
SUBSCRIBING WITNESS

Lola R. Laughter
LOLA R. LAUGHTER

STATE OF MISSISSIPPI)
) SS
COUNTY OF DESOTO)

Personally appeared before me W.E. Davis, the Chancery Court Clerk in and for said county and state, Charles E. Shirey, the subscribing witness to the foregoing instrument, who, being first duly sworn, depose and saith that he saw the above named LOLA R. LAUGHTER, whose name is subscribed thereto, sign and deliver the same to the UNITED STATES OF AMERICA; and that he, this affiant, subscribed his name as a witness thereto in the presence of the said LOLA R. LAUGHTER.

WITNESS my hand and official seal of office in the state and county aforesaid, this the 21st day of MAY, 1998.

W.E. Davis, Chancery Clerk
Chancery Court Clerk

By: Ernest J. Stiffner D.C.

EASEMENT OWNER:

United States of America
Tennessee Valley Authority
1101 Market Street, EB 4A
Chattanooga, Tennessee 37402-2801
Telephone: 423-751-3542

[Tax Exempt - Miss. Code
§27-37-301]

PROPERTY OWNER:

Lola R. Laughter
8040 Dunn Lane
Olive Branch, Mississippi 38654
Telephone Number: (601) 895-7650

(See D.B. 54, page 624)

INDEXING INFORMATION: NW 1/4 of the NW 1/4, Section 21, T2S, R6W

EXHIBIT A

FREEPORT - MILLER

Lola R. Laughter

A permanent easement for transmission line purposes on, over, and across a strip of land located in Section 21, Township 2 South, Range 6 West of DeSoto County, State of Mississippi, as shown on sheet 10 of US-TVA drawing LW-8034, Revision 1, the said strip being 75.00 feet wide, lying 37.50 feet on each side of the centerline of the transmission line, the centerline of the location and the end boundaries of the strip being more particularly described as follows:

Commencing at the northwest corner of Section 21, Township 2 South, Range 6 West and the northeast corner of Section 20, Township 2 South, Range 6 West, said section corner being a property corner common to the lands of Lola R. Laughter and Tommy L. White, Jr. et ux; thence S. $0^{\circ} 38' 25''$ E., 243 feet along the west line of Section 21 and the east line of Section 20, said line being the west fenced property line of the land of Lola R. Laughter and in the east fenced property line of the land of Tommy L. White, Jr. et ux, to a point, said point being in the centerline of the said location at survey station 1033 + 18.00, said point being the point of beginning.

Thence from the point of beginning, said strip being bound on the west end by said fenced property line, and section line, and with the said centerline N. $87^{\circ} 15' 00''$ E., 830.00 feet to a point, said point being in the east fenced property line of the land of Lola R. Laughter and in the west fenced property line of the land of Gerald L. Holley et ux at survey station 1041 + 48.00, said point being due south, 207 feet from a property corner common to the lands of Lola R. Laughter and Gerald L. Holley et ux, said strip being bound on the east end by said fenced property line.

The strip of land described above is lying entirely within the existing Nesbit - Miller - Slayden transmission line location, as shown on sheets 4 and 5 of US-TVA drawing LW-3746, and includes the centerline of the transmission line location for a net distance of 830.00 feet and contains 1.4 acres, more or less.

The above described strip of land is lying entirely in the northwest 1/4 of the northwest 1/4 of Section 21, Township 2 South, Range 6 West.